

18-001MPR — FADO IRISH PUB PATIO

Site Location

The tenant space is located in Building C1 east of Riverside Drive, approximately 300 feet north of the intersection of Bridge Park Avenue.

Proposal

Review and approval of a Minor Project Review for a 600-square-foot patio addition and associated site improvements.

Zoning

Bridge Street District, Scioto River Neighborhood

Property Owner

Dublin Irish Pub, LLC

Applicant/Representative

James Peltier, EMH&T

Applicable Land Use Regulations

Code Section 153.066

Staff Recommendation

Recommendation of approval with four conditions.

Contents

- 1. Context Map.....2
- 2. Overview.....3
- 3. Analysis4
- 4. Recommendation5

Case Manager

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Summary

A minor project review for a 600-square-foot patio addition and associated site improvements.

Zoning Map

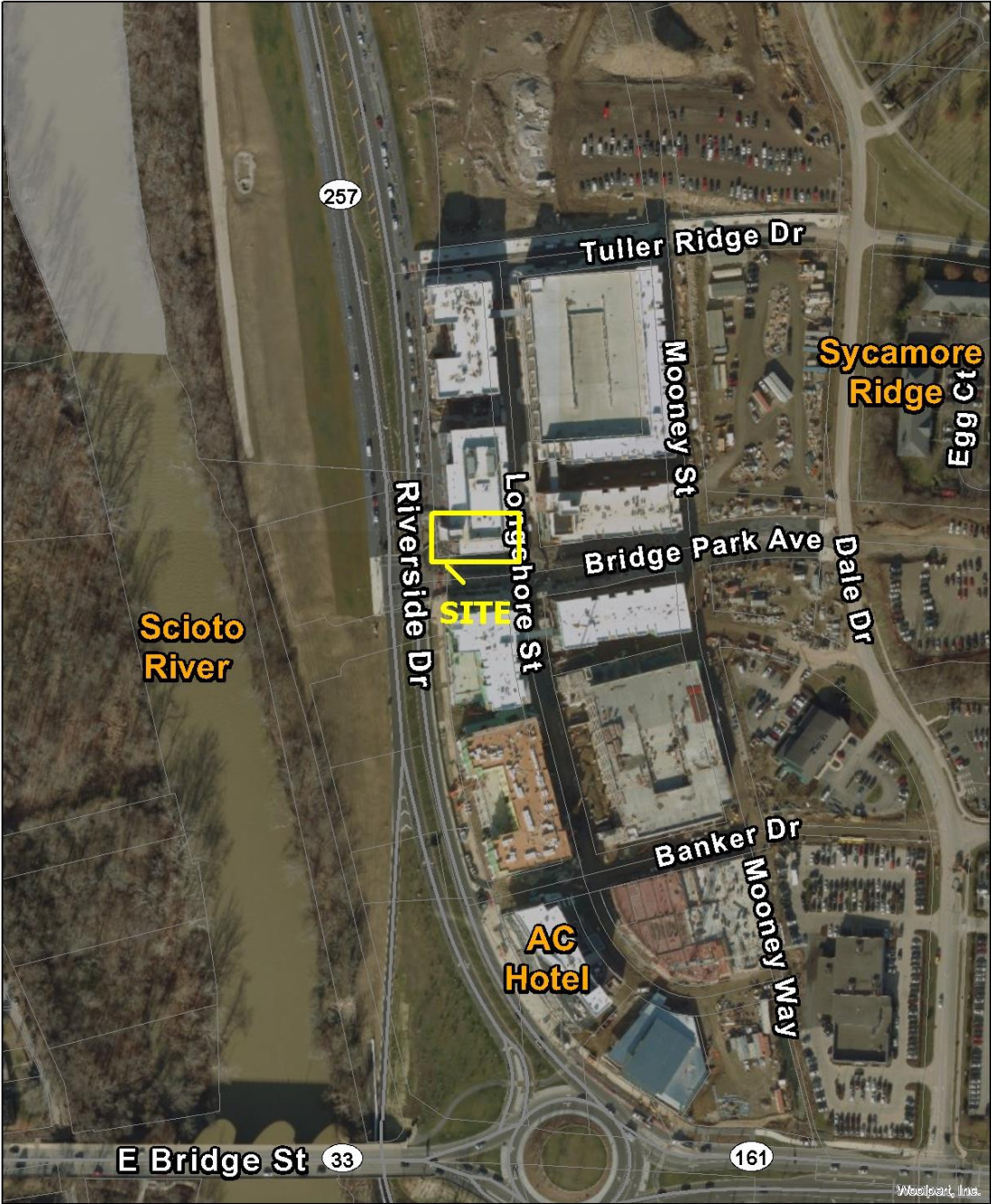



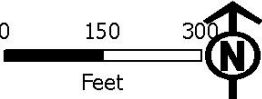
Next Steps

After a decision by the Administrative Review Team the applicant can proceed with necessary building permitting.

1. Context Map

Located east of Riverside Drive, approximately 300 feet north of the intersection of Bridge Park Avenue.



 <p>City of Dublin</p>	<p>18-001MPR Minor Project Review Fado Irish Pub 6642 Riverside Drive</p>	<p>0 150 300 Feet</p> 
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2. Overview

A. Background

The Administrative Review Team reviewed the project at their February 1, 2018 meeting. The board had concerns about the paint application on the building and how it would be maintained over time. There were additional questions about Engineering also requested more information regarding detail on the construction of the patio within the right-of-way encroachment for further review to ensure any conflicts are avoided. The applicant has removed the paint as part of the proposal and is requesting a vinyl detail application on a portion of two columns around the lights on the west and south elevations. The applicant will continue to work with engineering regarding the proposed footing detail and encroachment into the right-of-way until they are satisfied that any requirements have been met.

The Planning and Zoning Commission reviewed and approved the (final) Development and Site Plans for the four buildings associated with B Block, the second portion of the first phase of the Bridge Park development on August 20, 2015. The project proposal includes approximately 213 apartment units, 61,800 square feet of office, 47,000 square feet of commercial (retail, restaurant), and an 869-space parking garage.

B. Site Characteristics

1. Natural Features

The site currently contains Building C1 in Bridge Park, a mixed-use building. The site slopes from East (higher) to West (lower).

2. Historic and Cultural Facilities

There are no historic or cultural facilities present on this site.

3. Surrounding Land Use and Development Character

North:	Bridge Street District, Scioto River Neighborhood District (Commercial, Mixed Use)
East:	Bridge Street District, Scioto River Neighborhood District (Commercial, Mixed Use)
South:	Bridge Street District, Scioto River Neighborhood District (Commercial, Block A)
West:	Bridge Street District, Scioto River Neighborhood District (Future Park)

4. Road, Pedestrian and Bike Network

The site has frontage on Riverside Drive and Longshore Street. The streets have been developed to the City's street character guidelines. The pedestrian and bicycle network will be developed and maintained as throughout the development, with sidewalks on all streets.

5. Utilities

The site is served by extending public utilities, including sanitary and water. Electrical and gas will be provided from extensions on site.

C. Proposal

The applicant is requesting a Minor Project Review for use of a 600-square-foot patio addition and associated site improvements. The patio has frontage on Riverside Drive and Bridge Park Avenue. The patio space includes outdoor seating, slightly elevated above the adjacent sidewalk. The proposed patio does not extend into the public right-of-way and the proposal maintains the required six-foot clear pedestrian zone identified in the development agreement. No outdoor speakers or advertising are proposed; and staff is requesting a condition that the applicant will coordinate the design of indoor and outdoor furnishings.

The applicant is proposing a metal canopy on the south elevation and a portion of the west elevation on Riverside Drive. A section of the proposed patio will remain uncovered on a portion of Riverside Drive. Accessible access is provided throughout the patio area. The applicant will install a railing system for access and safety in a material consistent with the surrounding spaces. The applicant is proposing an acrylic vinyl decal on the columns at the entrances. ART has concerns with the durability and longevity of the product. A condition has been placed that the applicant replace the proposed acrylic vinyl material with a high quality, durable material, subject to staff approval through a minor modification. The application shows signs on multiple elevations which are not a part of this review. The applicant will be required to submit a building permit and meet the requirements of the approved Master Sign Plan for Bridge Park.

The applicant is proposing large operable single-hung windows in place of storefront windows on the southern façade and the installation of window film in portions of the west, east, and south elevations. Transparency requirements will be required to be met and is a condition of this application. These changes are considered Minor Modifications, and have been approved as part of this application.

3. Analysis

A. Applicable Minor Project Review Criteria [§153.066(F)(3)]

(a) The site plan review shall be substantially similar to the approved basic site plan.

Criteria Not Applicable. No basic site plan is associated with this project.

(b) If a development plan has been approved that includes the property, the application is consistent with the development plan.

Criteria Not Applicable. No development plan is associated with this project.

(c) The application meets all applicability requirements of 153.059 and 153.062-153.065 except as may be authorized by administrative departure(s) or waiver(s) pursuant to divisions (H) and (I) of this section, respectively.

Criteria Met. The project meets the necessary code requirements.

(d) The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians.

Criteria met. The proposed patio is setback 9 feet and 1 inch from the closest permanent landscape area which is adequate for pedestrian, bicycle, and vehicular circulation.

(e) The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community with a commitment to exemplary planning and design.

Criteria met. The proposed patio is integrated into the main structure with coordinated design elements including material and color.

(f) The application is consistent with the requirements for types, distribution, and suitability of open space in 153.064 and the site design incorporates natural features and site topography to the maximum extent practicable.

Criteria Not Applicable. No open space is proposed as part of this minor project.

(g) The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the city or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.

Criteria Met with condition. The construction of the patio footings will interact with the existing water service. Plans showing this have been reviewed to the satisfaction of the engineering department.

(h) Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off site, and removal of surface waters will not adversely affect neighboring properties.

Criteria Not applicable. No new impervious surface is proposed as part of this project.

(i) If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements.

Criteria Not applicable. No phases are proposed with this project.

(j) The application demonstrates consistency with commonly accepted principles of walkable urbanism as described in 153.057 and 153.058, the five Bridge Street District Vision Principles, community plan, and other related policy documents adopted by the city.

Criteria Met. The proposal has been developed consistent with the Community Plan and the Bridge Street District zoning regulations.

4. Staff Recommendation

The proposed patio meets the requirements of the Zoning Code and is consistent with the character of the Bridge Street District as applied to existing structures. Approval of this application with four conditions is recommended.

- 1) That the applicant will coordinate the design of indoor and outdoor furnishings.
- 2) All required transparency calculations will be maintained or the applicant shall obtain proper approvals to reduce transparency below the required minimum.
- 3) That the applicant replace the proposed acrylic vinyl material with a high quality, durable material, subject to staff approval through a minor modification.
- 4) That the applicant continue to work with Engineering staff on any outstanding site conditions.